



NP NICHOLAS
PERCIVAL

To Let. £1,650 PCM
2 Fossetts Lane, Fordham, Essex CO6 3NZ



A detached family house located in a secluded yet accessible position in the popular village of Fordham benefitting from gas fired central heating, large enclosed rear garden, garage and parking for several cars.

Rent £1,650 pcm | Deposit £1,900 | Holding Deposit £380

EPC Band D65 | Colchester City Council Tax Band E

Entrance Porch

With door and window to front, storage cupboards – door to :

Reception Hall

With stairs to first floor, window to front, understairs storage – door to :

Cloakroom

With low level WC, wash hand basin.

Kitchen/Breakfast Room

With windows to front, side and rear and door to side, range of eye level and base units beneath worktops, breakfast bar, sink and drainer unit, oven with grill and 4 ring hob, radiator.

Lounge/Dining Room

With door and window to rear, two radiators, decorative fireplace.

Landing

With doors to all rooms, airing cupboard, storage cupboard.

Bedroom 1

With windows to side and rear, radiator.

Bedrooms 2 & 3

Each with window to rear, radiator.

Bathroom

With window to front, suite comprising bath with shower over, wash hand basin, radiator. Vinyl floor.

Separate WC

Outside

There is parking to the front and side of the property and a garage beyond. The garden lies to the rear of the property and is laid mainly to lawn with perimeter hedges and fencing.

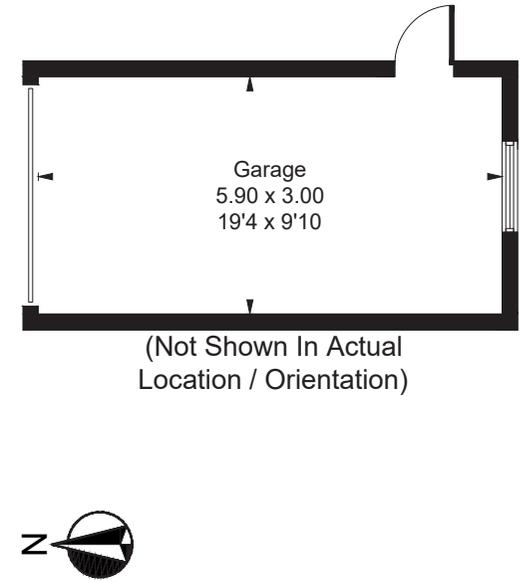
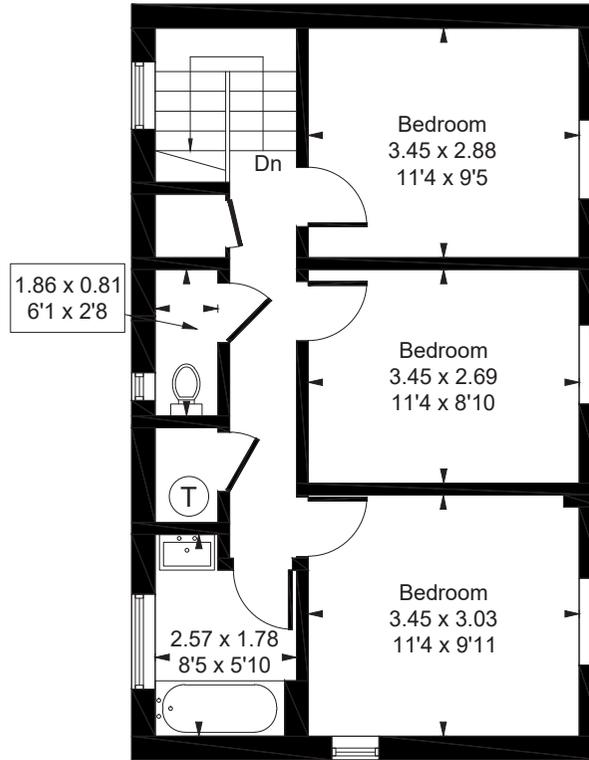
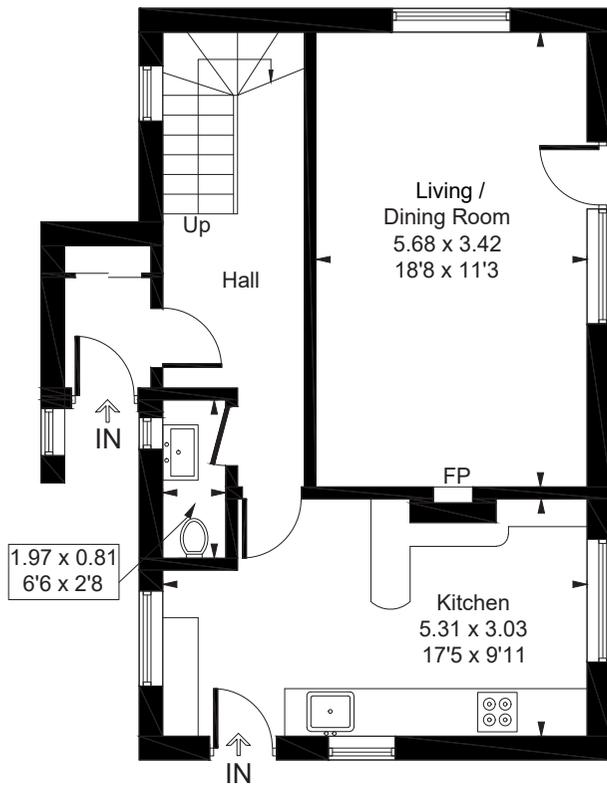
Services

The property is connected to mains electricity, gas and water and has private drainage.





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Total Approximate Floor Area : 1256 sqft (116.7 sqm)

House : 1066 sqft (99.0 sqm) | Garage : 190 sqft (17.7 sqm)

Illustration for identification purposes only. Measurements are approximate and not to scale.



Viewing is strictly by appointment with the Sole Letting Agents.

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Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

IMPORTANT: we would like to inform prospective tenants that these lettings particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to rent, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract.